069.0	0003	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	831,300 / 831,300
					USE VALUE:	831,300 / 831,300
					ASSESSED:	831,300 / 831,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		DAVIS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WHITE TIMOTHY B & QUINN T/ TRS
Owner 2:	WHITE FAMILY REVOCABLE TRUST
Owner 3:	
Street 1:	28 DAVIS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WHITE TIMOTHY B/QUINN T -
Owner 2:	-
Street 1:	28 DAVIS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,280 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Wood Shingle Exterior and 2080 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5280.000	421,300	5,100	404,900	831,300
Total Card	0.121	421,300	5,100	404,900	831,300
Total Parcel	0.121	421,300	5,100	404,900	831,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 399.62 | /Parcel: 399.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 44179
GIS Ref:
GIS Ref:
Insp Date: 11/01/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 069.0-0003-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	421,300	5100	5,280.	404,900	831,300	831,300	Year End Roll	12/18/2019
2019	101	FV	319,200	5100	5,280.	376,000	700,300	700,300	Year End Roll	1/3/2019
2018	101	FV	319,200	5100	5,280.	376,000	700,300	700,300	Year End Roll	12/20/2017
2017	101	FV	319,200	5100	5,280.	329,700	654,000	654,000	Year End Roll	1/3/2017
2016	101	FV	319,200	5100	5,280.	300,800	625,100	625,100	Year End	1/4/2016
2015	101	FV	302,100	5100	5,280.	266,100	573,300	573,300	Year End Roll	12/11/2014
2014	101	FV	302,100	5100	5,280.	251,600	558,800	558,800	Year End Roll	12/16/2013
2013	101	FV	302,100	5100	5,280.	239,500	546,700	546,700		12/13/2012

!5935!

PRINT

Date	Time
12/10/20	20:45:30

LAST REV

Date	Time
07/11/19	13:36:45

mmcmakin

USER DEFINED

Prior Id # 1:	44179
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5935

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WHITE TIMOTHY B	72844-539	1	6/28/2019	Convenience	1	No	No		
WHITE TIMOTHY B	34462-96		12/31/2001	Family	1	No	No		
MULLER LORENZ A	25597-440		8/25/1995		279,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/26/2012	793	Re-Roof	10,462					
9/14/2005	831	Porch	17,415	C		G7	GR FY07	EXTEND EXSTG RR PO
6/29/2005	546	Dormers	21,180	C		G7	GR FY07	NEW 60SF DRMR & BT
5/13/2005	427	Renovate	58,980	C		G7	GR FY07	REMOD FBTH & PART
9/3/2002	722	Re-Roof	7,900	C				
7/28/1993	356	Add Bath	2,000					ADD 1/2 BATH

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	CC	Chris C
7/17/2012	Info Fm Prmt	BR	B Rossignol
12/19/2008	Meas/Inspect	163	PATRIOT
4/26/2006	Permit Visit	BR	B Rossignol
10/7/1999	Meas/Inspect	266	PATRIOT
7/31/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5280		Sq. Ft.	Site		0	70.	1.10	12									404,882						404,900	

Total AC/HA: 0.12121 | Total SF/SM: 5280 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 404,882 | Spl Credit | Total: 404,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.21497178
Const Adj.:	1.00989902
Adj $ / SQ:	159.510
Other Features:	107230
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	517569
Depreciation:	96268
Depreciated Total:	421301

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4		Baths: 1				HB 1			

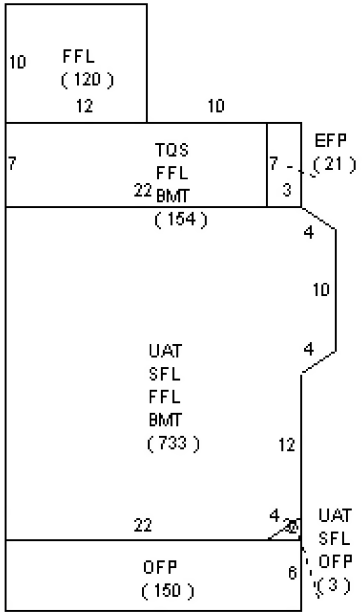
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	175.46
Special Features:	0	Val/Su Net:	135.73
Final Total:	421300	Val/Su SzAd	226.69

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,007	159.510	160,626
BMT	Basement	887	55.630	49,343
SFL	Second Floor	736	159.510	117,399
UAT	Upper Attic	184	63.800	11,740
OFP	Open Porch	153	27.550	4,216
TQS	3/4 Story	116	159.510	18,423
EFP	Enclos Porch	21	73.320	1,540
	Net Sketched Area:	3,104	Total:	363,287
Size Ad	1858.5	Gross Are	3694	FinArea 2080

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0003-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100